



Affordable Housing Trust Fund Action Plan Working Group

Date: March 24, 2022
Time: 8:15 AM — 9:00 AM
Location: Conducted via remote participation

Attendees

Working Group Members Present: Neil Mongold, Calpurnia Roberts, Jaclyn Pacejo, Karen Kelleher
Others Present: Kelly Lynema, DPCD

MEETING SUMMARY

Action Plan Scope of Work – Review of HPP and Fair Housing Plan

The members shared thoughts from review of the proposed Housing Production Plan and Fair Housing Plan. Following are observations shared. Some are continuing their review, and additional observations may follow.

- We noted that demographic trends reflect a growing need for elderly units, and wondered what strategies might prompt older people who no longer need bigger homes (2-3 BR) to make those homes available to others, but stay in Arlington. The need for family rental units was also noted as a market gap.
- The group expressed interest in considering the results of the public process that led to a map of potential sites for affordable housing that was conducted as part of the HPP public process. It was acknowledged that to attract affordable housing developers, we will need to show them that there are sites available in Arlington. This could include buildable infill sites but also market buildings that might be acquired and converted to affordable over time without displacing current residents.
- Arlington's lack of undeveloped land and other development constraints were also noted. Members wondered how we can think creatively to stimulate infill/rehabilitation/conversion.
- It was noted that many current Arlington residents are suffering from high housing cost burdens that make them financially unstable and potentially at risk of displacement.
- Finally, it was observed that progress will require public champions – residents with passion for the cause.

Goals and Priority Strategies.

The members discussed issues they would like considered as framing principles or priorities for consideration in the Action Plan:

- Priorities for housing serving particular types of households/residents or particular income levels – i.e., priority for very low income residents, disabled persons, seniors, families.
- The need to maximize impact by leveraging additional resources.
- Balancing the need to preserve existing affordable housing and to create more.
- Identifying both short term (quick wins) and long-term strategies.

- Desire to attract diversity – racial, ethnic, economic, different experiences in life, age diversity (a trend away from economic diversity was observed, driven substantially by housing cost, as well as very little racial diversity)
- Consider to what extent our strategies can/should prioritize scattered site vs. concentrated affordable housing. Seek input from potential residents on this.
- Priority for income mixing in larger developments? How to maximize inclusion?
- How much focus on homeownership?

Public Engagement Process.

The members collectively discussed town bodies and other organizations and groups to consider engaging directly during the public engagement process. A comprehensive list of those mentioned is below. Calpurnia prepared a draft engagement plan, which is attached for review by the members.

- Community Preservation Act Committee
- Arlington Housing Authority
- Envision Arlington
- Redevelopment Board
- Select Board
- Zoning Board of Appeals
- Housing Corporation of Arlington
- Town Meeting Members
- Housing & Equity Advocacy Groups
- Property owners with excess property (HPP)
- MAPC
- AHA and HCA residents – and other affordable properties, including homeowners
- Tenant boards at AHA properties
- Tenants, including/esp. those on transit corridors
- People of Color
- Disabled people
- People with limited English proficiency
- Young people and seniors

Homework to Inform Next working group meeting (8:15 a.m. on Thursday, March 31)

- Continued review of the Housing Production Plan and Fair Housing Plan, identify additional priorities and strategies for consideration and groups to consider engaging.
- Review draft outline of public engagement process for discussion at next meeting.
- Karen Kelleher to complete and share draft menu of affordable housing creation/preservation goals and strategies, with preliminary framework re: feasibility, budget, implementation method and impact.